Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 118 Skene Street, Newtown VIC 3220 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $945,000 & $995,000

## Median sale price

Median price $1,195,000 Property Type House Suburb Newtown

Period - From 06/08/2024 to 05/02/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 3 Pilrig Avenue Newtown VIC 3220 | $977,000 | 07/12/2024 |
| 398 Pakington Street Newtown VIC 3220 | $995,000 | 13/08/2024 |
| 4 Glamis Street Newtown VIC 3220 | $980,000 | 21/09/2024 |

This Statement of Information was prepared on: 06/02/2025